



COMMUNITY DEVELOPMENT DEPARTMENT, PLANNING DIVISION

17555 Peak Avenue Morgan Hill CA 95037 (408) 779-7247 Fax (408) 779-7236
Website Address: www.morgan-hill.ca.gov / Email: General@ch.morgan-hill.ca.gov

ARCHITECTURAL REVIEW BOARD

THURSDAY, OCTOBER 16, 2008

**CITY COUNCIL CHAMBERS
CIVIC CENTER
17555 PEAK AVENUE
MORGAN HILL, CA**

BOARD MEMBERS

CHAIR, JON MAXEY
VICE-CHAIR, LINDA HINKLE
ROD MARTIN
NANCY HART
TOM MONTI

SUBCOMMITTEE MEETING – 6:45 P.M.

REGULAR MEETING – 7:00 P.M.

***** A G E N D A *****

NOTICE TO THE PUBLIC

The following policies shall govern the conduct of the Architectural Review Board meetings:

- *Individuals wishing to address the Architectural Review Board on a particular item should fill out a speaker card and present it to the Secretary. This will assist the Chairperson in hearing your comments at the appropriate time.*
- *When the Chairperson invites you to address the Board, please state your name and address at the beginning of your remarks.*
 - *Speakers will be recognized to offer presentations in the following order:*
 - *Those supporting the application*
 - *Those opposing the application*
 - *Those with general concerns or comments*
 - *Presentations are limited to 5 minutes*

ARCHITECTURAL REVIEW BOARD MEETING AGENDA

October 16, 2008

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DECLARATION OF POSTING OF AGENDA IN ACCORDANCE WITH GOVERNMENT CODE SECTION 54954.2 - SECRETARY REPORT

OPEN PUBLIC COMMENT PERIOD (5 MINUTES)

Now is the time for presentation from the public on items **NOT** appearing on the agenda that are within the Architectural Review Board's jurisdiction. Should your comments require Architectural Review Board action, your request will be placed on the next appropriate agenda. No Architectural Review Board discussion or action may be taken until your item appears on a future agenda. You may contact the Planning Division for specific time and dates. This procedure is in compliance with the California Public Meeting Law (Brown Act) G.C. 54950.5. Please limit your comments to five (5) minutes.

CONSENT CALENDAR:

MINUTES: September 18, 2008

PUBLIC HEARINGS:

- 1) **SITE REVIEW, SR-08-16: MONTEREY-KWITOWSKI:** A request for approval of facade alterations proposed for a 2,300 sq. ft. building located at 17340 Monterey Rd in the CC-R, Central Commercial-Residential Zoning District (APN 726-14-012).

Recommendation: Open Public Hearing/Adopt Resolution approving the site review application.

- 2) **SITE REVIEW, SR-08-14: THIRD-CITY OF MH/THIRD STREET PROMENADE:** A request for approval of site and landscape plans for the reconstruction of Third Street between Monterey Road and Depot Street in the downtown area to encourage pedestrian activity, create opportunities for outdoor dining and enhance the landscape/hardscape design along the roadway segment.

Recommendation: Open Public Hearing/Adopt Resolution recommending City Council approval of the site review application.

- 3) **SITE REVIEW, SR-08-12: DEPOT-CITY OF MH/PARKING LOT:** A request for approval of site and landscape plans for the construction of an interim public parking lot on an approximate one acre site located at 17130 Depot Street in the CC-R, Central Commercial-Residential Zoning District (APN 726-13-047)

Recommendation: Open Public Hearing/Adopt Resolution recommending City Council approval of the site review application.

ANNOUNCEMENT:

ADJOURNMENT:

SPEAKER CARD

IN ACCORDANCE WITH GOVERNMENT CODE 54953.3, IT IS NOT A REQUIREMENT TO FILL OUT A SPEAKER CARD IN ORDER TO SPEAK TO THE ARCHITECTURAL REVIEW BOARD.

HOWEVER, it is very helpful to the Board if you would fill out the Speaker Card that is available on the counter in The Villas Meeting Room. Please fill out the card and return it to the secretary. As your name is called by the Chairperson, clearly state your name and address and proceed to comment upon the agenda item. Please limit your remarks to three (3) minutes.

NOTICE

AMERICANS WITH DISABILITY ACT (ADA)

The City of Morgan Hill complies with the Americans with Disability Act (ADA) and will provide reasonable accommodation to individuals with disabilities to ensure equal access to all facilities, programs and services offered by the City.

If assistance is needed regarding any item appearing on the Architectural Review Board agenda, please contact the Office of the City Clerk at City Hall, 17555 Peak Avenue or call 779-7259 or Hearing Impaired only - TDD 776-7381 to request accommodation.

NOTICE

NOTICE IS GIVEN pursuant to Government Code Section 65009, that any challenge of any of the above agenda items in court, may be limited to raising only those issues raised by you or on your behalf at the Public Hearing described in this notice, or in written correspondence delivered to the Architectural Review Board at, or prior to the Public Hearing on these matters.

The time within which judicial review must be sought of the action taken by the Architectural Review Board which acted upon any matter appearing on this agenda is governed by the provisions of Section 1094.6 of the California Code of Civil Procedure.

NOTICE

All public records relating to an open session item on this agenda, which are not exempt from disclosure pursuant to the California Public Records Act that are distributed to a majority of the Architectural Review Board less than 72 hours prior to an open session, will be made available for public inspection at the Office of the City Clerk at Morgan Hill City Hall located at 17555 Peak Avenue, Morgan Hill, CA, 95037 at the same time that the public records are distributed or made available to the Architectural Review Board. (Pursuant to Government Code 54957.5)



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ARCHITECTURAL REVIEW BOARD MEETING MINUTES

REGULAR MEETING

SEPTEMBER 18, 2008

PRESENT: Hart, Hinkle, Martin, Maxey, Monti
ABSENT: None
LATE: None
STAFF: Senior Planner (SP) Linder, Assistant Planner (AP) Phillips

REGULAR MEETING

Chair Maxey called the meeting to order at 7:00 p.m.

DECLARATION OF POSTING OF AGENDA

Senior Planner Linder certified that the meeting's agenda was duly noticed and posted in accordance with Government Code Section 54954.2.

OPPORTUNITY FOR PUBLIC COMMENT

Chair Maxey opened/closed the public comment period. No public comments were received.

CONSENT CALENDAR:

MINUTES:

AUGUST 21, 2008

BOARD MEMBERS MARTIN/MAXEY MOTIONED TO APPROVE THE MINUTES OF THE AUGUST 21, 2008 MEETING

THE MOTION PASSED BY A VOTE OF 5-0 AS FOLLOWS:

AYES: HART, HINKLE, MARTIN, MAXEY, MONTI
NOES: NONE
ABSTAIN: NONE
ABSENT: NONE

ARCHITECTURAL REVIEW BOARD MEETING MINUTES

September 18, 2008

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SUBCOMMITTEE

- 1) E. Central-UHC
- 2) SC-08-07: Cochrane-DVine Jazz & Wine

PUBLIC HEARING:

BOARD MEMBER MONTI STEPPED DOWN FOR ITEM 1.

- 1) **SITE REVIEW, SR-08-08: MONTEREY-DINCER:** A request for site, architectural and landscape plan approval of a 3054 sq. ft. building to be constructed on a .27 acre Light Commercial Residential site located on the east side of Monterey Rd. 50 ft south of the Bisceglia Ave. intersection. (APN 817-01-005 &006)

BOARD MEMBERS HINKLE/MARTIN MOTIONED TO APPROVE THE RESOLUTION WITH OTHER CONDITIONS VII B & C DELETED. THE MOTION PASSED BY A VOTE OF 4-0 AS FOLLOWS:

**AYES: HART, HINKLE, MARTIN, MAXEY,
NOES: NONE
ABSTAIN: NONE
ABSENT: MONTI**

BOARD MEMBER MONTI RETURNED TO HIS SEAT.

- 2) **SITE REVIEW, SR-08-07: CONDIT-ALPINE RV:** The applicant is requesting landscape plan approval for the Alpine RV dealership within the PUD Commercial District. The site is located at 16725 Condit Road.

BOARD MEMBERS MONTI/HINKLE MOTIONED TO APPROVE THE RESOLUTION WITH THE MODIFICATION OF CONDITION III E., TO HAVE THE EXISTING FENCE MOVED TO THE SOUTHERN PROPERTY BOUNDARY. THE FINAL PLANS WILL NEED TO BE REVIEWED AND APPROVED BY THE COMMUNITY DEVELOPMENT DEPARTMENT PRIOR TO ISSUANCE OF PERMITS.

THE MOTION PASSED BY A VOTE OF 5-0 AS FOLLOWS:

**AYES: HART, HINKLE, MARTIN, MAXEY, MONTI
NOES: NONE
ABSTAIN: NONE
ABSENT: NONE**

ARCHITECTURAL REVIEW BOARD MEETING MINUTES

September 18, 2008

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- 3) **SITE REVIEW, SR-08-13: PEAK-DESIGN SERVICES CENTER:** A request for site and landscape approval for a parking lot addition and landscaping improvements proposed on the Design Services Center site (former library building) located at 17575 Peak Ave. (APN 773-02-005)

**BOARD MEMBERS MARTIN/MAXEY MOTIONED TO TABLE THE APPLICATION.
THE MOTION PASSED BY A VOTE OF 5-0 AS FOLLOWS:**

AYES: HART, HINKLE, MARTIN, MAXEY, MONTI
NOES: NONE
ABSTAIN: NONE
ABSENT: NONE

ANNOUNCEMENTS: Essential to have quorum on Oct. 16 meeting and Nov. 6 meeting.

ADJOURNMENT: Chair Maxey adjourned the meeting at 8:15 p.m.

MINUTES PREPARED BY: _____
Terry Linder, Meeting Coordinator



MEMORANDUM

To: ARCHITECTURAL REVIEW BOARD

Date: October 16, 2008

From: COMMUNITY DEVELOPMENT DEPARTMENT

Subject: SITE REVIEW APPLICATION, SR-08-16: MONTEREY - KWITOWSKI

REQUEST

The applicants are requesting approval of a design permit to alter the façade of an existing 2,300 sf building located at 17340 Monterey Rd in the CC-R, Central Commercial-Residential Zoning District (APN 726-14-012).

RECOMMENDATION

Application SR-08-16: Adopt Resolution approving Design Permit

Processing Deadline: March 26, 2009

CASE ANALYSIS

The project applicants have purchased the former Flying Dragon Restaurant located at 17340 Monterey Rd. They are requesting approval to make façade improvements to the existing building for a new restaurant. Façade improvements will include the items listed below. For the Board's reference, photos of the existing building are attached to this report.

Front:

- Remove brick veneer and replace with slate tile.
- Replace wood shingles on fake mansard with stucco to be painted 'Bitter Chocolate' (see copy of material board for color sample).
- Create two recessed niches in fake mansard with slate tile, decorative iron squares and backlighting.
- Replace existing fascia with new gutter (Bitter Chocolate color).
- Replace existing corbels with new corbel system (Espresso Brown stain).
- Replace existing storefront system with single, clad-finish door and clad-finish folding window system (Espresso Brown color).
- Add foam band above new windows and doorway (Roycroft Bottle Green color).
- Install downspouts (Bitter Chocolate color).
- Add decorative light fixtures (see attached light fixture cut sheet).

Right and Left Sides:

- Repaint stucco Bitter Chocolate color.
- Eliminate and modify existing openings (see attached photographs and plan).

Rear:

- Repaint stucco Bitter Chocolate color.
- Replace existing wood and chain link fence with new redwood fence to match existing fence on left side of building (see attached photographs).
- Remove existing trash bin from back fenced area; the applicants have entered into an agreement to share the existing trash enclosure located in the public parking lot. More frequent trash service will be scheduled to accommodate all the businesses involved.

It should be noted the applicants also propose to install backlit signage on the front of the building between the new recessed niches. As a condition of site review approval, any proposed signage will be required to comply with the approved sign guidelines for downtown and will require separate application and approval. Staff also recommends as a condition of approval that the applicant paint the backside of the fake mansard and interior side of the side parapet walls Bitter Chocolate to match the building exterior.

The proposed project would enhance the appearance of the existing building and downtown streetscape. With incorporation of the conditions of approval listed above, combined with the improvements proposed by the applicants, Staff finds the proposed project to be in substantial compliance with the City's design guidelines.

RECOMMENDATION

Staff recommends approval of site review application, SR-08-16: Monterey - Kwitowski, subject to the findings and conditions of the attached resolution.

Attachments:

1. Approval Resolution

RESOLUTION NO. 08-

A RESOLUTION OF THE ARCHITECTURAL REVIEW BOARD OF THE CITY OF MORGAN HILL APPROVING A DESIGN PERMIT FOR ALTERATIONS TO THE FAÇADE OF AN EXISTING 2,300-SF BUILDING LOCATED AT 17340 MONTEREY ROAD IN THE CC-R, CENTRAL COMMERCIAL-RESIDENTIAL ZONING DISTRICT (APN 726-14-012)

WHEREAS, such request was considered by the Architectural Review Board at their regular meeting of October 16, 2008, at which time the Architectural Review Board approved application SR-08-16: Monterey - Kwitowski; and

WHEREAS, testimony received at a duly-noticed public hearing, along with exhibits and drawings and other materials have been considered in the review process.

NOW, THEREFORE, THE MORGAN HILL ARCHITECTURAL REVIEW BOARD DOES RESOLVE AS FOLLOWS:

SECTION 1. The approved project is consistent with the Zoning Ordinance and the General Plan.

SECTION 2. The project is categorically exempt from CEQA under Section 15301, Existing Facilities.

SECTION 3. The approved project shall be subject to the conditions identified in the Conditions of Approval attached hereto as exhibit "A", and by this reference incorporated herein.

PASSED AND ADOPTED THIS 16TH DAY OF OCTOBER 2008, AT A REGULAR MEETING OF THE ARCHITECTURAL REVIEW BOARD BY THE FOLLOWING VOTE:

AYES: BOARD MEMBERS:

NOES: BOARD MEMBERS:

ABSTAIN: BOARD MEMBERS:

ABSENT: BOARD MEMBERS:

ATTEST:

APPROVED:

TERRY LINDER, Meeting Coordinator

JON MAXEY, Chair

A F F I D A V I T

We, **Andy Kwitowski and Maurizio Cutrignelli**, applicants, hereby agree to accept and abide by the terms and conditions specified in this resolution.

Andy Kwitowski, Applicant

Maurizio Cutrignelli, Applicant

Date: _____

Date: _____

EXHIBIT A
CONDITIONS OF APPROVAL

1. The applicant shall paint the backside of the fake mansard and interior side of the side parapet walls Bitter Chocolate to match the building exterior.
2. The Site and Architectural approval granted under this Resolution shall remain in effect for one year to October 16, 2009. Failure to obtain building permits within this term shall result in termination of approval unless an extension of time is granted with a showing of just cause prior to expiration date. **(MHMC 18.74.250)**
3. The signs indicated on the plan set drawings are not approved with the subject site review application. Signs proposed for this development shall be designed in conformance with the Downtown Sign Guidelines and shall require separate application and approval by the Planning Division prior to installation of any signs.
4. Defense and indemnity. Applicant agrees to defend and indemnify and hold City, its officers, agents, employees, officials and representatives free and harmless from and against any and all claims, losses, damages, injuries, costs and liabilities arising from any suit for damages or for equitable or injunctive relief which is filed against City by reason of its approval of this design permit approval. In addition, applicant shall pay all pre-tender litigation costs incurred on behalf of the City including City's attorney's fees and all other litigation costs and expenses, including expert witnesses, required to defend against any lawsuit brought as a result of City's approval or approvals, but shall not be required to pay any litigation from the City. However, applicant shall continue to pay reasonable internal City administrative costs, including but not limited to staff time and expense spent on the litigation, after tender is accepted. The undersigned hereby represents that they are fully empowered by the applicant as their agent to agree to provide the indemnification, defense and hold harmless obligations, and the signature below represents the unconditional agreement by applicant to be bound by such conditions.
5. Submit two (2) signed copies of Resolution No. 08-__ to the Planning Division prior to issuance of building permits.

(End)



MEMORANDUM

To: ARCHITECTURAL REVIEW BOARD

Date: October 16, 2008

From: COMMUNITY DEVELOPMENT DEPARTMENT

Subject: SITE REVIEW APPLICATION, SR-08-14: THIRD – CITY OF MORGAN HILL (THIRD STREET PROMENADE)

REQUEST

The City is requesting approval of a design permit for the Third Street Promenade Project -- a street beautification project involving the reconstruction of Third Street between Monterey Road and Depot Street in the downtown area.

RECOMMENDATION

Application SR-08-14: Adopt Resolution recommending Council approval of the Design Permit

Processing Deadline: March 29, 2009

BACKGROUND

The Third Street Promenade project is a key component and focal point of the overall Downtown Spectacular vision. It involves the reconstruction of Third Street between Monterey Road and Depot Street to provide a pedestrian-friendly thoroughfare connecting the downtown area with the Caltrain station. The improvements are intended to encourage pedestrian activity, create opportunities for outdoor dining and enhance the landscape/hardscape design along the roadway segment. The Third Street improvements will occur in three phases:

Phase

- 1: Water and Sewer Replacement
- 2: Undergrounding Utilities
- 3: Design/Landscape Improvements

Anticipated Schedule

Completed
Nov. '08 thru Feb. '09
May '09 thru Dec. '09

For the past 10 months, a team of City staff have been working with key stakeholders, members of the community, and a consultant team of urban designers in the design of the project. Two community meetings were held in January and April of this year, and Staff also met separately with representatives of the ARB (Linda Hart and Tom Monti) to solicit early input from the Board.

In accordance with the City's Design Review Code, the Architectural Review Board is advisory to the City Council on city-sponsored projects.

CASE ANALYSIS

The overall design concept for Third Street Promenade is a place where pedestrian movement and outdoor activity is highly encouraged and emphasized. Third Street is designed to be primarily flush from edge of right-of-way to edge of right-of-way. Rather than using standard raised curbs to separate pedestrian walkways from roadways, a combination of interlocking pavers, bollards and landscaping will be used to define the various areas along the promenade (i.e., sidewalks, outdoor dining areas, entertainment zone, travel lanes, and parking stalls).

Sheet 1, Site Plan, of the colored packet provides a general overview of the proposed street improvements. The major components of Third Street Promenade include the following:

- Flush roadway/walkway design;
- New median with fountain, lawn area and entertainment zone;
- Narrowed travel lanes;
- Wider sidewalks for outdoor dining and activities;
- Enhanced landscaping, including trees, potted plants, and rain gardens;
- Decorative lighting, including lighted bollards, pedestrian-scale pole lights and tree lighting; and
- Incorporation of benches, decorative bollards, bike racks, recycle/trash receptacles, and decorative catch basin lids and tree grates.

Detailed information regarding the above components is provided in the submittal packets. However, it should be noted that certain design decisions are still being refined such as exact paver material and patterns, specific catch basin lid and tree grate design, and detailed planting layout. The design work is considered at 90 percent completion. Final decisions on exact materials and design will be decided at the November City Council hearing.

Given the extensive public outreach, community meetings and collaborative teamwork involved in designing the project, Staff recommends approval of the Third Street Promenade project as presented.

RECOMMENDATION

Staff recommends approval of site review application, SR-08-14: Third – City of Morgan Hill (Third Street Promenade), subject to the findings and conditions of the attached resolution.

Attachments:

1. Approval Resolution

RESOLUTION NO. 08-

**A RESOLUTION OF THE ARCHITECTURAL
REVIEW BOARD OF THE CITY OF MORGAN HILL
RECOMMENDING APPROVAL OF A DESIGN
PERMIT FOR THE RECONSTRUCTION AND
BEAUTIFICATION OF THIRD STREET BETWEEN
MONTEREY ROAD AND DEPOT STREET IN THE
CC-R, CENTRAL COMMERCIAL - RESIDENTIAL
ZONING DISTRICT**

WHEREAS, such request was considered by the Architectural Review Board at their regular meeting of October 16, 2008, at which time the Architectural Review Board recommended approval of application SR-08-14: Third – City of Morgan Hill (Third Street Promenade); and

WHEREAS, testimony received at a duly-noticed public hearing, along with exhibits and drawings and other materials have been considered in the review process.

NOW, THEREFORE, THE MORGAN HILL ARCHITECTURAL REVIEW BOARD DOES RESOLVE AS FOLLOWS:

SECTION 1. The proposed project is consistent with the Zoning Ordinance and the General Plan.

SECTION 2. An environmental assessment has been prepared for the Morgan Hill Downtown Plan and has been found complete, correct and in substantial compliance with the requirements of the California Environmental Quality Act. A mitigated Negative Declaration was filed.

SECTION 3. The Architectural Review Board hereby recommends approval of a design permit for the reconstruction and beautification of Third Street between Monterey Road and Depot Street.

SECTION 4. The project shall be subject to the following conditions:

1. The site approval recommended under this Resolution shall remain in effect for one year to October 16, 2009. Failure to obtain building permits within this term shall result in termination of approval unless an extension of time is granted with a showing of just cause prior to expiration date. **(MHMC 18.74.250)**
2. Submit two (2) signed copies of Resolution No. 08-___ to the Planning Division prior to issuance of building permits.

PASSED AND ADOPTED THIS 16TH DAY OF OCTOBER 2008, AT A REGULAR MEETING OF THE ARCHITECTURAL REVIEW BOARD BY THE FOLLOWING VOTE:

AYES: BOARD MEMBERS:

NOES: BOARD MEMBERS:

ABSTAIN: BOARD MEMBERS:

ABSENT: BOARD MEMBERS:

ATTEST:

APPROVED:

TERRY LINDER, Meeting Coordinator

JON MAXEY, Chair

A F F I D A V I T

I, **Jim Ashcraft, Director of Public Works**, applicant, hereby agree to accept and abide by the terms and conditions specified in this resolution.

Jim Ashcraft, Director of Public Works
Applicant

Date: _____



CITY OF MORGAN HILL

MEMORANDUM

To: ARCHITECTURAL REVIEW BOARD

Date: October 16, 2008

From: COMMUNITY DEVELOPMENT DEPARTMENT

**Subject: SITE REVIEW APPLICATION,
SR-08-12: DEPOT-CITY OF MORGAN HILL (INTERIM PARKING LOT)**

REQUEST

The City is requesting approval of a design permit to construct an interim public parking lot on an approximate one acre site located at 17130 Depot Street in the CC-R, Central Commercial-Residential Zoning District (APN 726-13-047).

RECOMMENDATION

Application SR-08-12: Adopt Resolution recommending Council approval of the Design Permit

Processing Deadline: March 2, 2009

BACKGROUND

The City of Morgan Hill Public Works Department is requesting approval to construct an interim public parking lot at 17130 Depot St. In accordance with the City's Design Review Code, the Architectural Review Board (ARB) is advisory to the City Council on city-sponsored projects. It should be noted that a separate conditional use permit (CUP) application is also being processed for the interim public parking lot. The Planning Commission is scheduled to review the CUP application on the Tuesday night prior to the Oct. 16 ARB meeting. Any changes recommended by the Planning Commission will be reported the night of the ARB meeting.

CASE ANALYSIS

The project site is currently a gravel-paved lot consisting of a vacant metal industrial building and chain link fencing along the east and south property boundaries. Surrounding uses include a public parking lot to the north, railroad tracks to the east, a lumber yard to the south, and mixed-use designated land to the west. Street improvements are complete along the Depot St. frontage including curb, gutter, sidewalk and street trees.

The project proposes to demolish the existing structure and reconstruct the site with asphalt concrete for a surface parking lot. The interim public parking lot will serve the Third St. Promenade project and the surrounding downtown area. After the interim three-year period elapses, the Downtown Specific Plan proposes a permanent parking structure on the site. Construction of a parking structure in the future will require separate design review and permits. The current application addresses only the interim surface lot.

The interim public parking lot will consist of approximately 90 spaces and will include striping, new pole lights, and underground pipes and bio-swales for on-site detention. The bio-swales will be delineated by raised curbs and will consist of medium to large-sized cobblestones. The current plans do not include any landscaping on-site. The project will maintain two existing driveway curb cuts on the north and south ends of the lot along Depot St. The northern curb cut is shown as an egress only driveway and the southern curb cut will provide ingress and egress for the site. Three rows of parking are proposed: two rows of 90° parking along a two-way drive aisle and one row of 45° parking along a one-way drive aisle. As currently designed, a total of 94 parking spaces are provided on-site; the 94 spaces are all 9.50 ft in width. Staff recommends designing the stalls at nine feet in width (the minimum allowed by code) in order to add three additional spaces to the parking lot.

In addition to the plan presented by the applicant, it should be noted that three additional variations of the parking plan were developed by Staff. For the Board's reference and discussion, copies of the alternate parking plans are provided. A comparison table of the pros and cons for each plan are also provided for the Board's reference.

Given the interim nature of the surface parking lot and its location between an existing parking lot and lumber yard, the proposed parking lot is not anticipated to conflict with the surrounding built environment. Staff recommends approval of the interim public parking lot with the changes listed below. As mentioned previously, plans for a future permanent parking structure on the site will require separate, full design review.

Recommended Conditions of Approval:

1. All parking stalls shall be designed at nine feet in width.
2. Replace the existing galvanized chain link fence along the railroad frontage with a new fence to match the existing black vinyl-coated chain link/cyclone fence located on the parking lot site to the north. Also install two small directional signs pointing pedestrians in the direction of the designated railroad pedestrian crossing, similar to the existing signs to the north.
3. Should 'Alternate Parking Lot Design A or B' be selected as a preferred plan, add a raised curb with cobblestones at the northeast corner of the site.

RECOMMENDATION

Staff recommends approval of site review application, SR-08-12: Depot – City of Morgan Hill (Parking Lot), subject to the findings and conditions of the attached resolution.

Attachments:

1. Approval Resolution
2. Alternate Parking Lot Designs and Comparison Table

RESOLUTION NO. 08-

A RESOLUTION OF THE ARCHITECTURAL REVIEW BOARD OF THE CITY OF MORGAN HILL RECOMMENDING APPROVAL OF A DESIGN PERMIT TO CONSTRUCT AN INTERIM PUBLIC PARKING LOT ON AN APPROXIMATE ONE ACRE SITE LOCATED AT 17130 DEPOT STREET IN THE CC-R, CENTRAL COMMERCIAL-RESIDENTIAL ZONING DISTRICT (APN 726-13-047)

WHEREAS, such request was considered by the Architectural Review Board at their regular meeting of October 16, 2008, at which time the Architectural Review Board recommended approval of application SR-08-12: Depot–City of Morgan Hill (Parking Lot); and

WHEREAS, testimony received at a duly-noticed public hearing, along with exhibits and drawings and other materials have been considered in the review process.

NOW, THEREFORE, THE MORGAN HILL ARCHITECTURAL REVIEW BOARD DOES RESOLVE AS FOLLOWS:

- SECTION 1.** The proposed project is consistent with the Zoning Ordinance and the General Plan.
- SECTION 2.** The project is categorically exempt from CEQA under Section 15304(e), Minor Alterations to Land, and Section 15311(b), Accessory Structures.
- SECTION 3.** The Architectural Review Board recommends that the project be subject to the conditions identified in the Conditions of Approval attached hereto as exhibit "A", and by this reference incorporated herein.
- SECTION 4.** The Architectural Review Board hereby recommends approval of a design permit for the construction of an interim, surface public parking lot at 17130 Depot Street.

PASSED AND ADOPTED THIS 16TH DAY OF OCTOBER 2008, AT A REGULAR MEETING OF THE ARCHITECTURAL REVIEW BOARD BY THE FOLLOWING VOTE:

AYES: BOARD MEMBERS:

NOES: BOARD MEMBERS:

ABSTAIN: BOARD MEMBERS:

ABSENT: BOARD MEMBERS:

ATTEST:

APPROVED:

TERRY LINDER, Meeting Coordinator

JON MAXEY, Chair

A F F I D A V I T

I, **Jim Ashcraft, Director of Public Works**, applicant, hereby agree to accept and abide by the terms and conditions specified in this resolution.

Jim Ashcraft, Director of Public Works
Applicant

Date: _____

EXHIBIT A
CONDITIONS OF APPROVAL

1. The site approval recommended under this Resolution shall remain in effect for one year to October 16, 2009. Failure to obtain building permits within this term shall result in termination of approval unless an extension of time is granted with a showing of just cause prior to expiration date.
(MHMC 18.74.250)
2. All parking stalls shall be designed at nine feet in width.
3. Replace the existing galvanized chain link fence along the railroad frontage with a new fence to match the existing black vinyl-coated chain link/cyclone fence located on the parking lot site to the north. Also install two small directional signs pointing pedestrians in the direction of the designated railroad pedestrian crossing, similar to the existing signs to the north.
4. Should 'Alternate Parking Lot Design A or B' be selected as a preferred plan, add a raised curb with cobblestones at the northeast corner of the site.
5. Submit two (2) signed copies of Resolution No. 08-__ to the Planning Division prior to issuance of building permits.

(End)

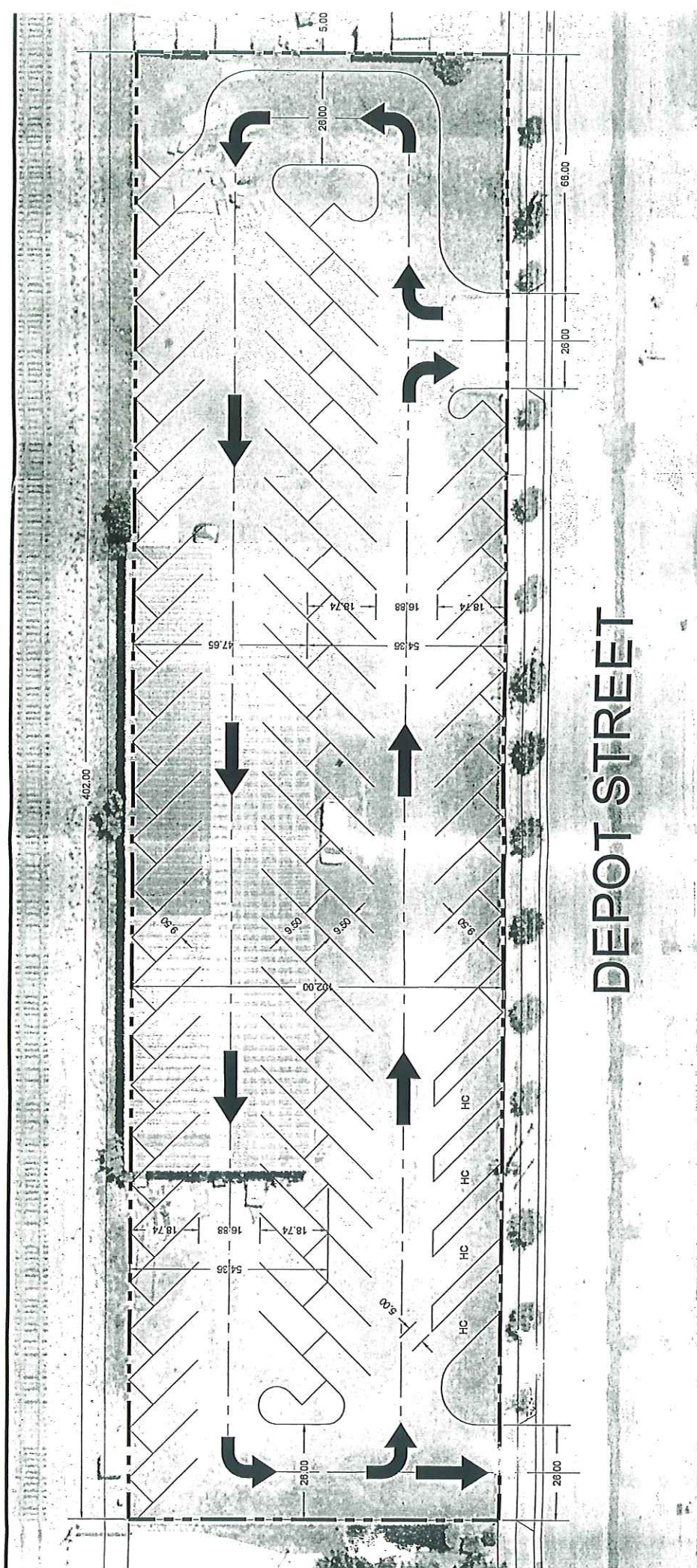
COMPARISON TABLE OF PARKING LOT DESIGNS

PARKING PLAN	PROS	CONS	NUMBER OF STALLS*	RECOMMENDATIONS IF SELECTED
Proposed	<p>Allows two-way circulation for portion of site.</p> <p>Two-way circulation allows passing lane, minimizing possible congestion in parking lot.</p>	<p>Does not allow looping circulation entirely on-site when driving in counter-clockwise direction (must exit parking lot and re-enter site to park in 45° stalls).</p> <p>No raised curb/planter at either end of center row of parking to protect parked vehicles.</p> <p>16-ft deep stalls in center row of parking (utilizes 2-ft overhang)</p>	97	Design all stalls at 9 ft in width.
Alternate A	<p>Allows complete looping circulation entirely on-site.</p> <p>Two points of access.</p>	<p>One-way lanes may cause queuing of vehicles if travel lane obstructed.</p> <p>Fewer parking stalls in comparison to proposed plan.</p>	90	<p>Design all stalls at 9 ft in width.</p> <p>Add raised curb/planter at northeast corner of site.</p>
Alternate B	<p>Allows complete looping circulation entirely on-site.</p> <p>Allows two points of access.</p> <p>Direction of angled parking consistent throughout site.</p>	<p>One-way lanes may cause queuing of vehicles if travel lane obstructed.</p> <p>No buffer between vehicles and Depot Street sidewalk; bumpers may overhang into public right-of-way.</p>	96	<p>Design all stalls at 9 ft in width.</p> <p>Add raised curb/planter at northeast corner of site.</p>
Alternate C	<p>Allows two-way circulation throughout site.</p> <p>Two-way circulation allows passing lane, minimizing possible congestion in parking lot.</p> <p>18-ft deep stalls in center row of parking.</p>	<p>No raised curb/planter at north end of center row of parking to protect parked vehicles.</p> <p>Fewer parking stalls in comparison to proposed plan.</p>	93	Design all stalls at 9 ft in width.

* Note: Plans actually show fewer parking spaces because stalls are drawn at a width of 9.5 ft. The number of stalls listed in the table represents an approximate number based on a plan with nine-ft wide stalls.

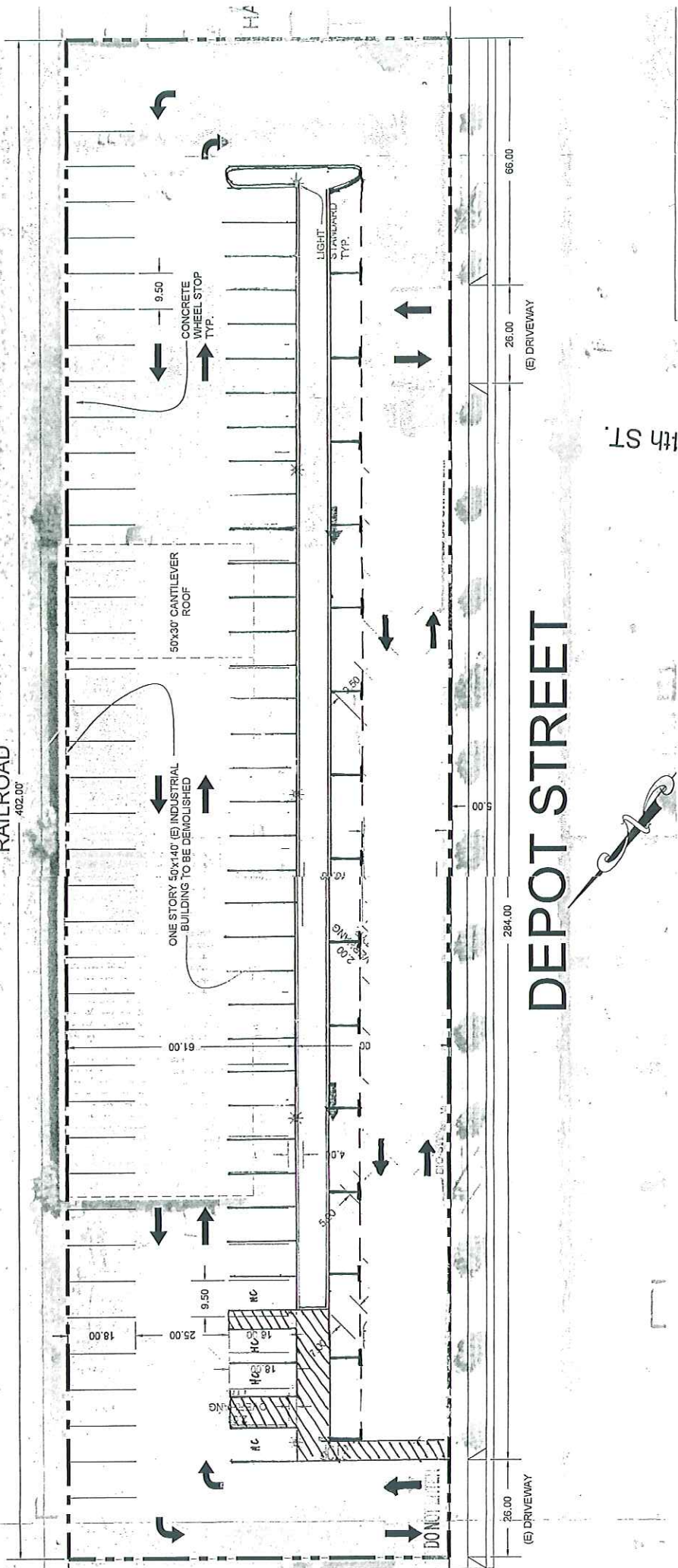


ALTERNATE PARKING LOT DESIGN: A



ALTERNATE PARKING LOT DESIGN: B

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 ZONING: CC-R
 RAILROAD



ALTERNATE PARKING LOT DESIGN: C